

January, Pp. 1-160, April, Pp. 161-320, July, Pp. 321-480, October, Pp. 481-640

ACCELERATED DEPRECIATION METHODS

used in determining tax-deductible depreciation, 252
v. annuity method in depreciating long-lived
buildings, 550-552, 556, 558

ACCESS

compensation for restriction, impairment, or
deprivation of, 314-315, 459-460, 462-463

ACREAGE VALUE

of agricultural lands used for assessment purposes,
308-309

used in determining value of land with a potential
as a subdivision, 141-142

ADJUSTMENT FACTORS

development of locational, 504, 508, 517
development of plot size, 504-508, 516-517
development of time, 496-504, 508, 515, 517
used in comparable sales analysis, 496-513, 515-517

AFTER-TAX OCCUPANCY COSTS

to owner v. renter of housing, 359-371

AIREA CANONS OF ETHICAL CONDUCT

and legal instruction problems, 183-186

AIREA CODE OF ETHICS

and legal instruction problems, 183-186

AIREA DISCIPLINARY RULES

and legal instruction problems, 184-186

AIREA REGULATION NO. 10

and amplified file records, 182

AIRPORT AND AIRWAY DEVELOPMENT ACT

and land use, 327

AIRPORTS

valuation problems connected with, 441-447

AIR RIGHTS

"Air Rights, Subsurface Easements, and Other
Fractional Interests," 261-272

defined, 261, 442

valuation of, 262-267, 441-447

AIR SPACE

defined, 261

envelope area, 444

properly navigable, 443-444

use of, 261-262

AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

and disincentives to developers, 358-359
on depreciation methods, 551

AMORTIZATION FACTOR

in feasibility analysis, 12

in investor's method of determining overall rate, 190

ANNUITY CAPITALIZATION METHOD

in feasibility analysis, 16-17

ANNUITY DEPRECIATION METHOD

"A Logical Method of Depreciating Buildings,"
549-564

compared to straight line and accelerated methods,
549-564

illustrated, 555-564

mechanics of, 553-555

yields constant return on investment, 554-555

ANNUITY FACTOR

in determining overall rate, 189-195

ANTI-POLLUTION LAWS

in Australia, 335

"Valuation for Development Purposes of City

Properties in Australia as Influenced by

Environment, Anti-pollution Laws, and Town

Planning," 333-345

APARTMENT COMPLEX

"International Views on Appraisal of a Multi-Family
Apartment Complex," 66-77

APARTMENTS

future demand for, 607

APPRAISAL

defined as opinion of value, 518

for REIT purposes, 434, 439-440

importance of highest and best use portion of,
518-525

need to know reason for, 601

of avigation easements, 441-447

of income-producing properties, 600

APPRAISAL DOCKET, THE, 134-138, 307-309,
453-456

APPRAISAL METHODS (also see APPRAISAL

TECHNIQUES, COST APPROACH TO
VALUATION, INCOME APPROACH TO
VALUATION, and MARKET DATA
APPROACH TO VALUATION)

acceptability in court of various, 311-312, 457-459

capitalization of rentals for valuation in eminent
domain cases, 608-609

employing adjustment factors, 496-513, 515-517

employing vacant land subdivision technique,
513-516

evolution of, 599-602

for determining value of fractional interests, 262-272

for valuing development rights, 530-531

used to determine compensation for taking of a
specialty, 548

used to determine land value in high-density urban
areas, 494-517

January, Pp. 1-160, April, Pp. 161-320, July, Pp. 321-480, October, Pp. 481-640

ACCELERATED DEPRECIATION METHODS

used in determining tax-deductible depreciation, 252
v. annuity method in depreciating long-lived buildings, 550-552, 556, 558

ACCESS

compensation for restriction, impairment, or deprivation of, 314-315, 459-460, 462-463

ACREAGE VALUE

of agricultural lands used for assessment purposes, 308-309

used in determining value of land with a potential as a subdivision, 141-142

ADJUSTMENT FACTORS

development of locational, 504, 508, 517
development of plot size, 504-508, 516-517
development of time, 496-504, 508, 515, 517
used in comparable sales analysis, 496-513, 515-517

AFTER-TAX OCCUPANCY COSTS

to owner v. renter of housing, 359-371

AIREA CANONS OF ETHICAL CONDUCT

and legal instruction problems, 183-186

AIREA CODE OF ETHICS

and legal instruction problems, 183-186

AIREA DISCIPLINARY RULES

and legal instruction problems, 184-186

AIREA REGULATION NO. 10

and amplified file records, 182

AIRPORT AND AIRWAY DEVELOPMENT ACT

and land use, 327

AIRPORTS

valuation problems connected with, 441-447

AIR RIGHTS

"Air Rights, Subsurface Easements, and Other Fractional Interests," 261-272

defined, 261, 442

valuation of, 262-267, 441-447

AIR SPACE

defined, 261

envelope area, 444

properly navigable, 443-444

use of, 261-262

AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

and disincentives to developers, 358-359
on depreciation methods, 551

AMORTIZATION FACTOR

in feasibility analysis, 12

in investor's method of determining overall rate, 190

ANNUITY CAPITALIZATION METHOD

in feasibility analysis, 16-17

ANNUITY DEPRECIATION METHOD

"A Logical Method of Depreciating Buildings," 549-564

compared to straight line and accelerated methods, 549-564

illustrated, 555-564

mechanics of, 553-555

yields constant return on investment, 554-555

ANNUITY FACTOR

in determining overall rate, 189-195

ANTI-POLLUTION LAWS

in Australia, 335

"Valuation for Development Purposes of City

Properties in Australia as Influenced by

Environment, Anti-pollution Laws, and Town

Planning," 333-345

APARTMENT COMPLEX

"International Views on Appraisal of a Multi-Family Apartment Complex," 66-77

APARTMENTS

future demand for, 607

APPRAISAL

defined as opinion of value, 518

for REIT purposes, 434, 439-440

importance of highest and best use portion of, 518-525

need to know reason for, 601

of avigation easements, 441-447

of income-producing properties, 600

APPRAISAL DOCKET, THE, 134-138, 307-309, 453-456

APPRAISAL METHODS (also see APPRAISAL

TECHNIQUES, COST APPROACH TO VALUATION, INCOME APPROACH TO VALUATION, and MARKET DATA APPROACH TO VALUATION)

acceptability in court of various, 311-312, 457-459

capitalization of rentals for valuation in eminent domain cases, 608-609

employing adjustment factors, 496-513, 515-517

employing vacant land subdivision technique, 513-516

evolution of, 599-602

for determining value of fractional interests, 262-272

for valuing development rights, 530-531

used to determine compensation for taking of a specialty, 548

used to determine land value in high-density urban areas, 494-517

APPRAISAL PROBLEMS

- caused by current inflation, 491-492
- caused by scarcity of sales and wide range of values, 509-510
- in appraising tobacco land, 126-128
- in valuing fixtures, 421-428
- with defining terms, 600, 602

APPRAISAL PROFESSION

- education, licensing, and the, 222-234

APPRAISAL REPORTS

- legal instructions connected to divergencies in, 180-186

APPRAISAL REVIEW COMMITTEE

- case examples illustrating legal instruction problems, 184-186
- discerns connection between legal instructions and divergencies in appraisal reports, 180-181

APPRAISAL SYSTEMS

- in Korea, 212-220

APPRAISAL TECHNIQUES (also see APPRAISAL METHODS)

- for rural appraising, 103-113
- for valuing preservation restrictions, 406-414
- "Guidepost System of Urban Land Price and Appraising of Real Estate in Japan," 78-85
- "International Views on Appraisal of a Multi-Family Apartment Complex," 66-77

APPRAISAL TECHNOLOGY

- "New Dimensions in Appraisal Technology," 47-61

APPRAISAL THEORIES

- developed in Korea, 212-213

APPRAISER

- affected by threat to economic feasibility of real estate investments, 491-493
- and avigation easements, 441-447
- "Changing Times for the Appraiser," 599-602
- highest and best use of, 522-523
- in Korea, 212-220
- land-use planning decisions and the, 328, 331-332
- more knowledge needed by, 602
- REITs and the, 434, 439-440
- responsibilities of, 522-525
- "Responsibilities of the Appraiser Accepting Legal Instructions," 180-186

ARMSTRONG, ROBERT H., 1973 AWARD

- to J. Thomas Montgomery, MAI, 44-45

ASSEMBLAGE

- comparable sales analysis of, 494-517
- factor contribution to land value, 495, 507-508, 516-517
- planned unit development as a means of developing an, 384-385
- premiums v. development rights, 530, 532, 536
- premium under bonus zoning detrimental to landmark preservation, 418
- v. individual sales in valuation of high-density urban land, 496

ASSEMBLED ECONOMIC UNIT

- and fixture qualification, 422-427

ASSEMBLED INDUSTRIAL PLANT

- and fixture qualification, 422-423, 615-616
- rejected by Ohio Supreme Court, 615-616

ASSESSMENTS

- lowered on properties designated as landmarks or open space, 412, 529, 531
- property classifications as a valid basis for, 307-309

ASSET MANAGEMENT

- and REITs, 132, 432-434

ASSETS

- sale of business as equity or, 426

AUTHORS (Index of)

- Barnes, William C., MAI, "Considerations in Value Findings for Avigation Easements," 441-447
- Barth, R. Gary, and White, John Robert, MAI, "Land Market Comparison Techniques in High-Density Urban Areas," 494-517
- Berger, J. S., Letter to the Editor in re: James S. Gould, "The Property Tax Burden: Single Family Homes v. Multiple Dwelling Units," April, 1974, 585-587
- Betts, Richard M., MAI, "The Police Power—Rezoning to Lower Density," 86-89
- Brewer, Robert E., "REITs in Transition," 429-440
- Brown, Ralph J., "On the Selection of the Best Predictive Model in Multiple Regression Analysis," 572-578
- Burchell, Robert W., and Hughes, James W., "Financial Aspects of Planned Unit Development," 372-390
- Cook, Edgar D., Jr., MAI, "Toward Professionalism: Developing a Real Estate Discipline," 222-234
- Costonis, John J., "The Costs of Preservation: The Chicago Plan," 402-420
- Cunningham, Timothy M., "Valuation Theory and Mortgage-Equity Analysis," 188-199
- Daniel, Wayne W., "Some Quick and Easy Statistical Procedures for the Real Estate Analyst," 273-284
- Dix, S. M., "Real Estate and Machinery—The Market Value Problem," 421-428
- Dolman, John P., MAI, Editorials: "Cost Less Depreciation," 589-591; "Overseas Valuation," 591
- Dover, H. Jackson, and Wise, James O., "An Evaluation of a Statistical Method of Appraising Rural Property," 103-113
- Drachman, Roy P., "Land Use Under Current Restraints," 165-174
- Ellwood, L. W., MAI, "All Rights to Future Benefits," 38-43
- Epley, D. R., Letter to the Editor in re: Dennis E. Teeguarden, "Forest Valuation Approaches Under the California Land Conservation Act," July, 1973, 449-452
- Fredman, Albert J., and White, R. Dean, "A Logical Method of Depreciating Buildings," 549-564
- Gibbons, James E., MAI, "Cost-Push Variety of Inflation Threatens Economic Feasibility of Real Estate Development," 485-493
- Gordon, Roy L., MAI, "Valuing Historically Significant Properties," 200-209
- Gould, James S., "The Property Tax Burden: Single Family Homes v. Multiple Dwelling Units," 285-296
- Hanford, Lloyd D., Jr., MAI, "Zoning or Condemnation," 175-179

- Hill, David H., "People Power in Planning," 304-306
- Hughes, James W., and Burchell, Robert W., "Financial Aspects of Planned Unit Development," 372-390
- Itoh, Hiroshi, "Guidepost System of Urban Land Price and Appraising of Real Estate in Japan," 78-85
- Johnson, Wallace H., "Trends Affecting Land Utilization," 325-332
- Kafes, James C., MAI, Book Review: *Valuation for Real Estate Decisions*, 148-151
- Kaltenbach, Henry J., "The Legal Angle," 139-147, 310-317, 457-466, 608-617
- Kuehnle, Walter R., MAI, "International Views on Appraisal of a Multi-Family Apartment Complex," 66-77
- Lilley, Robert C., "In Defense of Zoning," 596-599
- Long, George B., Jr., MAI, "I'm Okay, You're Okay—Or Are We?" 391-401
- Mercer, George L., MAI, Book Review: *Real Estate Investment Analysis and Valuation*, 318-319
- Mills, Arlen C., MAI, Book Review: *Houses*, 467-469
- Murray, T. V., "The Urban Process," 302-304
- Paschall, Robert H., "Stock Market Derivation of Discount Rates," 236-250
- Plattner, Robert H., "What Fewer People Will Mean for Real Estate," 602-607
- Polley, Joseph H., MAI, "Changing Times for the Appraiser," 599-602
- Rams, Edwin M., MAI, "Investment Mechanics v. Investment Analysis," 62-65
- Rhodes, Richard M., MAI, "Air Rights, Subsurface Easements, and Other Fractional Interests," 261-272
- Roe, Charles E., "Land Use: The Second Battle of Gettysburg," 90-102
- Roulac, Stephen E., "Economics of the Housing Investment Decision," 358-371; "Proposed Tax Reform—Inconsistent with National Housing Policy," 251-260
- Sabella, Edward M., "Representativeness of Multiple Listing Service Data: Some Evidence," 592-595; "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," 114-125
- Searles, Sidney Z., "Eminent Domain: A Kaleidoscopic View," 538-548
- Shlaes, Jared B., MAI, "The Economics of Development Rights Transfers," 526-537
- Simon, Seymour, MAI, "Responsibilities of the Appraiser Accepting Legal Instructions," 180-186
- Smith, Don L., "Real Estate Investment Trusts—The New Billionaires," 129-133
- Smith, Theodore Reynolds, "Adjusting Land Comparables for Size Variation: Another EDUCARE Application," 346-357; "New Dimensions in Appraisal Technology," 47-61
- Strung, John, Letter to the Editor in re: Theodore Reynolds Smith, "Adjusting Land Comparables for Size Variation: Another EDUCARE Application," July, 1974, 583-585
- Sumka, Howard J., Letter to the Editor in re: Edward M. Sabella, "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," January, 1974, 579-583
- Tanucci, Katherine Bryan, "Highest and Best Use," 518-525
- Temple, Roy L., Letter to the Editor in re: Robert E. Brewer, "REITs in Transition," July, 1974, 588
- Theiss, William R., "The Appraisal Docket," 134-138, 307-309, 453-456
- Thomas, H. O., "Valuation for Development Purposes of City Properties in Australia as Influenced by Environment, Anti-pollution Laws, and Town Planning," 333-345
- Thorne, Oakleigh J., MAI, "Real Estate Financial Analysis—The State of the Art," 7-37
- Trippi, Robert R., "A Comparison of Linear and Nonlinear Models of Residential Real Property Value," 565-571
- Wassmandorf, Bart M., "Changing Attitudes Toward Urban Growth," 297-301
- West, George M., MAI, "Tobacco Land," 126-128
- White, John Robert, MAI, and Barth, R. Gary, "Land Market Comparison Techniques in High-Density Urban Areas," 494-517
- White, R. Dean, and Fredman, Albert J., "A Logical Method of Depreciating Buildings," 549-564
- Wise, James O., and Dover, H. Jackson, "An Evaluation of a Statistical Method of Appraising Rural Property," 103-113
- Yoo, Kil Sang, "Appraisal Systems in Korea and Functions and Role of the Korea Appraisal Board," 210-220
- AVERAGE UNIT PRICE APPROACH TO VALUATION**
in partial taking cases, 140-141
- AVIGATION EASEMENTS**
"Considerations in Value Findings for Avigation Easements," 441-447
- BAND-OF-INVESTMENT METHOD**
of mortgage-equity analysis, 190, 198
used in deriving enterprise discount rate, 237-247
- "BANDS OF VALUATION" APPROACH**
in valuing dissimilar portions of same tract, 610
- BARNES, WILLIAM C., MAI**
"Considerations in Value Findings for Avigation Easements," 441-447
- BARTH, R. GARY, and WHITE, JOHN ROBERT, MAI**
"Land Market Comparison Techniques in High-Density Urban Areas," 494-517
- BEFORE AND AFTER APPROACH TO VALUATION**
and special benefits, 465-466
for determining value of development rights, 530
for right of way easements, 272, 462-463
in partial taking cases, 140-141
- BERGER, J. S.**
Letter to the Editor in re: James S. Gould, "The Property Tax Burden: Single Family Homes v. Multiple Dwelling Units," April, 1974, 585-587

BETTS, RICHARD M., MAI

"The Police Power—Rezoning to Lower Density," 86-89

BOOK REVIEWS

Houses, 467-469

Real Estate Investment Analysis and Valuation, 318-319

Valuation for Real Estate Decisions, 148-151

BOOK VALUE

as an element of depreciation accounting, 550-564

defined, 550

return on investment seen as ratio of net operating income to, 550

v. market value of corporations, 246-247

BREAKDOWN APPROACH TO VALUATION (see COST APPROACH TO VALUATION)

"BREAKDOWN-SUMMARY APPROACH" TO VALUATION

defined in connection with tobacco land appraisal, 127

BREWER, ROBERT E.

"REITs in Transition," 429-440

BROWN, RALPH J.

"On the Selection of the Best Predictive Model in Multiple Regression Analysis," 572-578

BUDGETARY CONTROLS

v. inflation, 488, 493

BUNDLE OF RIGHTS

as a basic appraisal concept, 227

not negated by development rights transfers, 527

BURCHELL, ROBERT W., and HUGHES,

JAMES W.

"Financial Aspects of Planned Unit Development," 372-390

CALIFORNIA "COASTAL ZONE ACT" 1973, 168, 171

CAPITAL INVESTMENT ANALYSIS (see FINANCIAL FEASIBILITY ANALYSIS)

CAPITALIZATION

of net income before recapture, 409

of net rentals v. net profits in court testimony, 311-312

of rental income in court testimony, 457, 608-609

valuation more than net income, 602

CAPITALIZATION DATA

provided by REITs, 439-440

CAPITALIZATION METHODS

income approach, 38-43

international views on, 74-76

CAPITALIZATION OF INCOME APPROACH (also see INCOME APPROACH TO VALUATION)

to valuation of air rights, 263-265

CAPITALIZATION RATE

and current inflation, 488, 491-492

in appraising industrial and mineral properties, 236-250

in feasibility analysis, 12, 14

in physical residual capitalization techniques, 198

international views on, 74-75

related to highest and best use, 523

used in determining value of preservation

restrictions, 409

CAPITALIZED EARNINGS (see PRESENT WORTH)

CASH FLOW

analytic and incremental time horizons, 19-23

as a factor in corporate stock prices, 239, 245-246

as an element of annuity method of depreciation, 553-556

available to developer of planned unit development, 383-387

investment based on more than, 600-601

of landmark v. potential replacement, 406, 411

poor in rehabilitated structures, 208-209

rate of return, 560

use in annuity depreciation of present value of future, 560

CASH FLOW STATEMENT

in feasibility analysis, 16-18

CERTAINTY EQUIVALENT APPROACH

to handling risk in a present value formula, 192-193

CHICAGO PLAN FOR LANDMARKS

PRESERVATION

"The Costs of Preservation: The Chicago Plan," 402-420

"The Economics of Development Rights Transfers," 526-537

CHURCH

compensated for consequential damages due to increased noise, 134-135

CITIZEN GROUPS (see ENVIRONMENTAL GROUPS)

CITY CORE

areas need renovation, 606

contribution for parking in Sydney, Australia, 339-340

current attitudes toward development of, 302-303

development under City of Sydney (Australia) Planning Scheme, 336

valuation of land in the, 494-517

CITY OF OTTAWA (ONTARIO) COMPREHENSIVE

ZONING BY-LAW

undergoing revision with help of citizen planner teams, 305-306

CLEAN AIR ACT 1970

and land use, 327-328

only escape from EPA parking surcharges is

Congressional modification of, 170

to establish air quality standard, 327

CLEAN WATERS ACT 1960 (NEW SOUTH WALES,

AUSTRALIA)

and its effect on environment and development, 335

CLEARED LAND

contribution to market value of tobacco land of, 126-127

COMMERCIAL PAPER

and interest cost, 487

REIT interest rate and, 437-438

REIT issuance of, 439

COMMERCIAL PROPERTY

and fixture qualifications, 423

future demand for, 606-607

COMPARABLE SALES (also see MARKET APPROACH TO VALUATION and MARKET DATA APPROACH TO VALUATION)

"Adjusting Land Comparables for Size Variation: Another EDUCARE Application," 346-357

- adjusting with regression analysis, 57-61
- adjustment of, 496-513, 515-517, 600, 609
- changing attitudes toward use of, 600
- determining compensation for taking in the absence of, 548
- used as data in regression analysis, 567, 570
- used in court testimony, 139-143, 312, 457, 609
- COMPARATIVE SALES ANALYSIS**
 - of assemblages, 494-517
- COMPENSATION**
 - and change in property value due to taking, 613-614
 - and condemnation, 538-548
 - and condemnation blight, 143, 460-462, 610
 - and market value, 546-548
 - and noise damage to remainder in condemnation proceedings, 134-138, 314-315
 - and severance damages, 610-611
 - and the Uniform Relocation Assistance and Real Property Acquisition Policies Act 1970, 546
 - appraisal approaches for determining, 457-459, 463-466, 608-610
 - defined, 466, 540
 - effect of "general knowledge" on, 612, 615
 - for fixtures, 422-428, 614-616
 - for fractional takings, 261, 269-272
 - for leasehold interest, 610
 - for regulation of property interpreted as a "taking," 172, 177-178, 312-313
 - for restriction, impairment, or deprivation of access, 314-315, 459-460, 462-463
 - for taking of a specialty, 548
 - for taking of avigation easements, 441-447
 - for taking of scenic easement, 460
 - for transfer of development rights, 527-528, 530-531
 - involving navigable waters, 611
 - not based on recording of plat, 460
 - the Constitution, and the courts, 539-545, 547-548
 - trends in attitudes toward, 315-316, 463-465
- COMPUTER**
 - analyses based on highest and best use, 523-524
 - data comparing Multiple Listing Service and non-MLS sales, 593
 - model for determining after-tax occupancy costs, 365-371
 - program for determining acreage adjustment factors in comparable sales analysis, 346-357
 - programs for stepwise regression analysis, 576-577
 - use in feasibility analysis, 8, 19-22, 30, 34-37
 - use in multiple regression analysis, 48-61, 570
 - use limitations in investment analysis, 62-65
- CONDEMNATION** (also see **EMINENT DOMAIN**)
 - and appraisal of tobacco land, 128
 - and "escape" clause in leases, 612, 615
 - and fixture qualification, 614-616
 - and urban renewal, 541-542, 545, 547, 610, 612
 - for governmental purposes, 542-544
 - hearings, 545, 547-548, 610
 - of development rights, 528
 - to acquire preservation restriction impractical under Chicago zoning, 417
- CONDEMNATION BLIGHT**
 - and compensation, 143, 460-462
 - as *de facto* taking, 460-461
- CONDEMNATION LAW**
 - and the burden of proof, 144
 - increased noise as element of compensation in, 134-138
- CONDOMINIUMS**
 - and development rights transfers, 532-533
 - and tax benefits, 489
 - effects of inflation on construction and marketing of, 487-488
 - international views on, 74-77
 - investment decisions concerning rental units v., 358-371
 - methods of creating, 76-77
 - resale of apartments as, 67-73
 - still feasible despite inflation, 489-490
 - valuation for eminent domain based on probable use of land for, 609
- CONSEQUENTIAL DAMAGES**
 - caused by increased noise, 134-138
- CONSTITUTIONALITY**
 - of eminent domain power, 539, 543, 547
 - of taxation not in proportion to value, 307-309
- CONSTRUCTION AND DEVELOPMENT LENDING**
 - (see **REAL ESTATE INVESTMENT TRUSTS**)
- CONSTRUCTION COSTS**
 - and zoning allowance, 416
 - current financing of, 487, 490
 - defined, 385
 - increasing in current inflationary period, 487, 489-490, 492
 - of planned unit development v. single-family subdivision, 385-390
 - relative manageability of condominium, 489
- "CONTRACT ZONING"**
 - contested in court, 453-456
- COOK, EDGAR D., JR., MAI**
 - "Toward Professionalism: Developing a Real Estate Discipline," 222-234
- CORPORATIONS**
 - valuation of, 236-250
- COST APPROACH TO VALUATION** (also see **COST LESS DEPRECIATION** and **REPRODUCTION COST LESS DEPRECIATION APPROACH TO VALUATION**)
 - and multiple regression analysis, 52-53
 - of machinery, 422-424
 - problems associated with current inflation, 491
 - used as base for tobacco land appraisal, 127
 - used in valuing qualified fixture additions, 422-424
- COST-BENEFIT**
 - planned unit development land efficiency in terms of, 388
- COST-LAND RESIDUAL METHOD OF APPRAISAL**
 - of air rights above right of way, 263
- COST LESS DEPRECIATION** (also see **COST APPROACH TO VALUATION** and **REPRODUCTION COST LESS DEPRECIATION APPROACH TO VALUATION**)
 - used in estimating value of improvements on tobacco land, 127

COSTONIS, JOHN J.

"The Costs of Preservation: The Chicago Plan,"
402-420

COST STRUCTURES

"Financial Aspects of Planned Unit Development,"
372-390

CREDIT INVESTIGATING SERVICES

as part of Korea Appraisal Board, 214-215, 218-220
banking, 214-215
consumer, 215
enterprise, 215
overseas, 215
public, 215

CRITICAL VALUATION FACTORS

international treatment of, 74-77
trends in, 73-74

CROP ALLOTMENTS

and contribution to market value of tobacco land,
126-127

CUNNINGHAM, TIMOTHY M.

"Valuation Theory and Mortgage-Equity Analysis,"
188-199

DANIEL, WAYNE W.

"Some Quick and Easy Statistical Procedures for the
Real Estate Analyst," 273-284

DEBT ANALYSIS

corporate, 245

DEBT/EQUITY RATIO

and real property appraisal, 248

DEBT FINANCING

effects on real estate valuation of, 189-199

**DECLINING BALANCE DEPRECIATION
METHODS**

as they affect internal rate of return, 360
used in determining tax-deductible depreciation,
252, 360
v. annuity method in depreciating long-lived
buildings, 551

DEMAND

created by condemnation not compensable, 548
for new construction affects cost of preservation
restrictions, 414
for real estate predicted, 606-607

DEMOLITION COSTS

and preservation restriction costs, 407, 411
as a factor in adjusting comparables, 511-513, 516

DENSITY

allocations contribute to cost of preservation
restrictions, 415
and development rights transfers, 527, 532, 534,
536-537

"Land Market Comparison Techniques in High-
Density Urban Areas," 494-517

opponents of, 534

redistribution of population, 607

regulation by zoning, 415-419, 596

"The Police Power-Rezoning to Lower Density,"
86-89

zoning contributes to land cost, 388

**DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**

funds for neighborhood improvement, 204

DEPARTMENT OF JUSTICE

Land and Natural Resources Division and land-use
planning, 325-326

DEPARTMENT OF THE INTERIOR

National Historic Landmark District designation,
202

National Register of Historic Places, 99, 203

DEPARTMENT OF THE TREASURY

proposed tax shelter limitations, 255-260

DEPRECIATION

estimates for long-lived buildings, 549-564
in determining overall rate, 190-191

DEPRECIATION METHODS (also see

**ACCELERATED DEPRECIATION
METHODS, ANNUITY DEPRECIATION
METHOD, DECLINING BALANCE
DEPRECIATION METHODS, STRAIGHT
LINE DEPRECIATION METHOD, and SUM
OF THE YEARS' DIGITS DEPRECIATION
METHOD)**

do not affect cash flow rate of return, 560
for determining tax deductions, 252-253
for long-lived buildings, 549-564

DEPRECIATION RECAPTURE

defined, 25
in feasibility analysis, 24-25
taxation of, 25

DESIGNATION

advantages and disadvantages of landmark or open
space, 527, 530-531
compensation for, 530
costs of landmark, 402-420

**DEVELOPMENT APPROACH (see INCOME
APPROACH TO VALUATION)**

DEVELOPMENT COSTS

defined, 385
of planned unit development v. single-family
subdivision, 385-390

DEVELOPMENT INDUSTRY

and land use, 167-169, 327-332
and planning in Sydney, Australia, 334-345
as affected by environmental groups, 167-173, 175-
179, 297-301, 304-306
as affected by the Environmental Protection
Agency, 328

condominium v. rental decision and the, 358-359,
364

effects of proposed tax reforms on the, 256-257,
259-260, 358, 364

effects of zoning on, 596-599

future of, 602-607

inflation threatens feasibility of, 485-493

involvement in planned unit development, 372-390

DEVELOPMENT PERIOD

costs incurred during, 15
defined, 15

DEVELOPMENT RIGHTS TRANSFERS

and density, 527, 532, 534, 536-537

and zoning, 526-530, 532-537

as acquisition of air rights, 262

compensation for, 527-528, 530-531

defined, 527

for funding municipal preservation programs, 402-
420

- "The Economics of Development Rights Transfers," 526-537
 units to be used in, 533-534
- DIRECT CAPITALIZATION METHODS**
 based on weighted-average overall rates, 191
- DISCOUNTED RATE OF RETURN** (see **INTERNAL RATE OF RETURN**)
- DISCOUNT FACTOR**
 reflecting interest lost during marketing period, 515
- DISCOUNT RATE**
 band-of-investment, 237, 241-242
 enterprise band-of-investment, 237, 247
 market-derived, 237-247
 "Stock Market Derivation of Discount Rates," 236-250
 used in determining value of preservation restrictions, 411
- DISINTERMEDIATION OF FUNDS**
 as it affects real estate investment, 487-489
 defined, 486-487
- DIX, S. M.**
 "Real Estate and Machinery—The Market Value Problem," 421-428
- DOLMAN, JOHN P., MAI**
 Editorials: "Cost Less Depreciation," 589-591;
 "Overseas Valuation," 591
- DOUGLAS COMMISSION**
 on partial shift in planned unit development costs from development to construction stage, 385
- DOVER, H. JACKSON, and WISE, JAMES O.**
 "An Evaluation of a Statistical Method of Appraising Rural Property," 103-113
- DOWNZONING**
 as it affects market value, 86-89, 169, 177-178
 considered condemnation, 177
 v. regulated development rights transfers, 535
- DRACHMAN, ROY P.**
 "Land Use Under Current Restraints," 165-174
- EASEMENT**
 "Air Rights, Subsurface Easements, and Other Fractional Interests," 261-272
 compensation and proposed taking of, 313, 548
 "Considerations in Value Findings for Avigation Easements," 441-447
 created by state agreement, 462-463
 development rights transfer program effects taking of, 529
 relocation necessitated by taking of, 457-458
 taking of scenic, 460
 valuation of, 261-272
- ECOLOGICAL IMPACT**
 as a factor in highest and best use determinations, 524
- ECONOMIC CHARACTERISTICS**
 in planned unit development study, 375-383
- ECONOMIC FEASIBILITY ANALYSIS**
 of municipal preservation program, 402-420
- ECONOMIC IMPACT**
 statements on Seattle, Wash., projects requiring Environmental Impact Statements, 172
- ECONOMY**
 affects sales price trends, 496-504
 conservative view of U.S., 391-401
 defined, 392
 effect of population on the, 604
 effect on real estate of current U. S., 485-493
 "I'm Okay, You're Okay—Or Are We?" 391-401
- EDITORIALS**, 589-591
- EDUCARE**
 "Adjusting Land Comparables for Size Variation: Another EDUCARE Application," 346-357
- "EFFICIENCY FACTOR"**
 defined, 409
 used in determining value of preservation restrictions, 409
- ELLWOOD, L. W., MAI**
 "All Rights to Future Benefits," 38-43
- ELLWOOD METHOD**
 of mortgage-equity analysis, 190-192, 198
- EMINENT DOMAIN**
 constitutionality of power of, 539, 543, 547
 "Eminent Domain: A Kaleidoscopic View," 538-548
 extent of American exercise of, 541
 origins and history of, 538-539
 power exercised in development rights transfer program, 528
 to effect zoning changes that affect use rights, 178-179
 with respect to public use, private benefits, and police power, 540-545
- EMINENT DOMAIN VALUATION** (also see **LEGAL ANGLE, THE**)
 of qualified fixture additions, 421-428
- ENCUMBRANCES**
 raise costs of possession, 511-513
 valuation of properties with transmission line, 272
 zoning ordinances as, 520-521
- ENTERPRISE VALUE**
 in derivation of stock-and-debt capitalization rate, 237
- ENTREPRENEURIAL PROFIT**
 in feasibility analysis, 11, 12, 14
 plottage increment part of, 507
- ENVIRONMENT**
 aesthetic takings of property for conservation of, 542
 and zoning, 596-599
 as a factor in highest and best use determinations, 524
 effect of technology on the, 303
 need for planning to improve the, 302-304, 325-332
 "Valuation for Development Purposes of City Properties in Australia as Influenced by Environment, Anti-pollution Laws, and Town Planning," 333-345
- ENVIRONMENTAL GROUPS**
 and vandalism, 169-170
 as they affect zoning, rezoning, land use, and the development industry, 167-173, 175-179, 303-306
 political influence of, 176, 178, 304-306
 shortcomings of, 175-179
- ENVIRONMENTAL IMPACT**
 statements on Seattle, Wash., projects, 172
- ENVIRONMENTAL PROTECTION ACT (ONTARIO)**
 effect on developer and private citizen of the, 305
- ENVIRONMENTAL PROTECTION AGENCY**
 and state air quality plans, 327-328
 file of environmental legislation, 328
 traffic and parking restrictions as they affect the development industry, 169-170, 328

ENVIRONMENT-LEGAL DECISIONS

affecting zoning privileges, 596-599
and land-use controls, 326-330, 462

EPLEY, D. R.

Letter to the Editor in re: Dennis E. Teeguarden,
"Forest Valuation Approaches Under the
California Land Conservation Act," July, 1973,
449-452

EQUITY

and federal statute status, 422
as a base for determining value of preservation
restrictions, 406-407, 411
cash flow earnings affected by current inflation,
489-492
definition of present value of, 411
investment affected by current inflation, 488, 492
position defined, 600
position fractionalized for tax shelter effect, 489
possible beginning of investments made with 100%,
492
value of, 600-601

"EQUITY KICKERS" and REITs, 433, 436

EQUITY TRUSTS (see REAL ESTATE INVESTMENT TRUSTS)

EQUITY YIELD

calculation of, 39-43
in feasibility analysis, 13-14
related risk in mortgage-equity analysis, 192-199

EQUITY YIELD RATE

and computation of market-derived discount rate,
241-248
variations in, 245-248

ETHICS

appraiser's breach of, 186
Korean appraisers' business, 218-220
of attorney in context of legal instructions to
appraiser, 181-182
"Responsibilities of the Appraiser Accepting Legal
Instructions," 180-186

EXPERT TESTIMONY

position of appraiser in court, 183, 612

"FAIR PRICE"

as determined by Land Price Publication System of
Japan, 78-85

FARM PROPERTY

appraising of tobacco land, 126-128

FEAR

as compensable, 445-446
as a factor in aviation easement appraisal, 443,
445-447

FEASIBILITY

and highest and best use, 523-524
"Cost-Push Variety of Inflation Threatens Economic
Feasibility of Real Estate Development,"
485-493
of construction in air space, 261-267

FEASIBILITY ANALYSIS (also see FINANCIAL FEASIBILITY ANALYSIS)

in valuing historic properties, 202

FEDERAL AID HIGHWAY PROGRAM

and land use, 327

FEDERAL HOUSING ADMINISTRATION

subsidized loans to homeowners for rehabilitation,
204-205

FEDERAL RESERVE BOARD

fights current inflation, 485-488, 493

FEDERAL WATER POLLUTION CONTROL ACT

1972
and land use, 327

FIABCI

studies international appraisal processes, 66-77

FINANCIAL ANALYSIS

and planned unit development cost structure,
372-390
"Real Estate Financial Analysis—The State of the
Art," 7-37

FINANCIAL ANALYTIC TECHNIQUES

after-tax equity yields, 13-14
after-tax return on equity, 11
amortization of investment, 12-13
deficiencies of, 15, 37
entrepreneurial profit, 11-12
"first generation," 9-15
Monte Carlo risk simulation, 9
profitability index, 11-12
residual value, 14-15
"second generation," 9, 19-25, 29-37
"sensitivity," 36-37

FINANCIAL DISPOSITION ANALYSIS

in feasibility analysis, 24-25

FINANCIAL FEASIBILITY ANALYSIS

derived from model building, 9
techniques and terminology misused, 8

FINANCIAL THEORY

implications developed concerning possible presence
of debt effects in real estate valuation, 188-199

FINANCING

and return on investment ratios, 556-564
as a factor in adjusting comparables, 510
as affected by landmark or open space designation,
531

as an element of property value in regression
analysis, 568, 571
effects on real estate valuation of, 189-199

FIXTURES (see IMPROVEMENTS and MACHINERY AND EQUIPMENT)

"FLOW THROUGH" ACCOUNTING

in a limited partnership, 253-254

FRACTIONAL INTERESTS

"Air Rights, Subsurface Easements, and Other
Fractional Interests," 261-272
valuation of, 261-272, 441-447

FREDMAN, ALBERT J., and WHITE, R. DEAN

"A Logical Method of Depreciating Buildings,"
549-564

FREeway AIR SPACE

use of, 265-266

"FRONT LAND—REAR LAND" APPROACH TO VALUATION

in partial taking cases, 140-141, 272, 610

FUNCTIONAL OBSOLESCENCE

measurement and regression analysis, 53, 60-61

FUNDS STATEMENT (see CASH FLOW STATEMENT)

GAME THEORY (also see RISK SIMULATION)

- background of, 30-33
- Monte Carlo risk simulation, 9, 32-37
- n-person, 32-36
- two-person, non-zero sum, 31-32
- zero-sum, 30-31

GIBBONS, JAMES E., MAI

- "Cost-Push Variety of Inflation Threatens Economic Feasibility of Real Estate Development," 485-493

GORDON, ROY L., MAI

- "Valuing Historically Significant Properties," 200-209

GOULD, JAMES S.

- "The Property Tax Burden: Single Family Homes v. Multiple Dwelling Units," 285-296

GOVERNMENT

- and the power of eminent domain, 538-548
- compensation practices of German, 547
- involvement in land-use planning, 325-332
- limitations on eminent domain power of, 540
- takings for aesthetics, 541-542
- takings for business purposes, 542-544

GOVERNMENT EXPENDITURES

- capitalization of benefits from, 115-117, 121-125
- tax burden issue with respect to, 285-288, 293-294
- "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," 114-125

HANFORD, LLOYD D., JR., MAI

- "Zoning or Condemnation," 175-179

HIGHEST AND BEST USE

- and avigation easement appraisals, 442-443
- as a basis for condemnation awards, 458-460, 612-613, 615
- as a basis for property taxation, 177
- consideration in appraising tobacco land, 127
- defined, 519-520
- determination difficult under current planning and development schemes in Australia, 337
- determination requires adequate information, 390
- "Highest and Best Use," 518-525
- necessary to plottage, 508
- not only a matter of zoning ordinances, 89
- of historic properties, 202-209
- of improvements, 521-522
- of landmark properties, 406, 417-418
- of management, 521-522
- of the appraiser, 522-523
- problems in defining, 600, 602
- used in valuation of air rights and subsurface easements, 262-271, 443

HIGHWAY

- and air traffic compatibility, 446
- construction v. property owner, 610-615
- land acquisition in Australia, 340
- takings and special benefits, 611
- widening and reconstruction and access in condemnation proceedings, 459-460

HILL, DAVID H.

- "People Power in Planning," 304-306

HISTORIC PRESERVATION ACT 1966, 99-100

HISTORIC PROPERTIES

- Australian preservation and restoration of, 335-338, 340
- eminent domain proceedings and valuation as, 459
- rating system for, 202-204
- "Valuing Historically Significant Properties," 200-209

HISTORIC SITES

- appraisal of, 208

HOMESTEAD CLASSIFICATION

- definition of property having a, 118

HOUSING

- "Economics of the Housing Investment Decision," 358-371
- effect of changing public attitudes on, 297-301
- New South Wales (Australia) Housing Commission involvement in provision of low-rent, 342
- ownership v. rental, 358-371
- price inflation, 490-493
- trends affect values of surrounding properties, 343

HOUSING ALTERNATIVES

- in a planned unit development, 374

HOUSING AND URBAN DEVELOPMENT ACT 1968

- and national housing policy, 251

HOUSING MARKET

- effects of proposed tax reforms on, 256, 259-260
- for planned unit development, 373-383
- future, 606-607
- Multiple Listing Service data as representative of the, 592-595

HOUSING POLICY (also see NATIONAL HOUSING POLICY)

- cost questions basic to formulation of, 383-390

HOUSING STARTS

- diminishing during current inflation, 490

HUGHES, JAMES W., and BURCHELL, ROBERT W.

- "Financial Aspects of Planned Unit Development," 372-390

IMPROVEMENTS (also see MACHINERY AND EQUIPMENT)

- and avigation easement appraisals, 442-443
- and costs of demolition and possession necessary to urban land valuation, 511-513, 515-516
- and property value in regression analysis, 565-571
- as they affect market value, 87-89
- contribution to market value of tobacco land, 126-127
- discounting the income stream of, 116-117
- eminent domain proceedings and highest and best use of, 458
- highest and best use of, 521-522

INCOME

- as affected by landmark or open space designation, 531

- effect on real estate of increased family, 606-607

INCOME APPROACH TO VALUATION (also see CAPITALIZATION OF INCOME APPROACH)

- and capitalization, 38-43
- and relative merits of lease rental and production variations in appraising tobacco land, 128
- applied to industrial and mineral properties, 236-250
- in condemnation cases, 609

- international views on the, 68-69
- of landmark properties, 406
- problems associated with current inflation, 491-492
- "INCOME STREAM" APPROACH (see INCOME APPROACH TO VALUATION)
- INCOME TAX**
 - affected by landmark or open space designation, 531
 - and depreciation methods, 551-552, 564
 - and investment, 601
 - appraiser must know about, 602
 - benefits due to demolition and possession costs, 512-513
 - bracket as an element in determining after-tax occupancy costs, 359-371
 - deductions available to owner of residential property, 360-361
- INDUSTRIAL PROPERTY**
 - and fixture qualification, 423
- INFLATION**
 - affects sales price trends, 496-504
 - "Cost-Push Variety of Inflation Threatens Economic Feasibility of Real Estate Development," 485-493
 - definition of cost-push, 488
 - definition of demand-pull, 488
 - Federal Reserve Board's fight against, 485-488, 493
 - methods of fighting, 488-489
- INTEREST**
 - and return on investment ratios, 553, 556-564
 - cost tied to prime rate or commercial paper rate, 487
- INTEREST RATE**
 - effect on real estate industry of current escalation of, 486-493
 - in physical residual capitalization techniques, 198
 - negatively related to sales price in regression analysis, 569, 571
 - sensitivity of REITs to prevailing, 495
- INTERIM DEVELOPMENT CONTROL BY-LAW (OTTAWA, ONTARIO)**
 - as an aid to citizen planner teams, 306
- INTERIM USE**
 - valuing properties with respect to, 271-272, 521
- INTERNAL RATE OF RETURN**
 - as a profitability index, 8
 - calculating, 16-25, 553
 - in mortgage-equity analysis, 192
 - to real estate investor, 360
 - used to determine depreciation charges, 554-555, 558-563
- INTERNAL REVENUE SERVICE**
 - acceptance of depreciation methods, 551-552
 - and carry-over of net operating losses, 552
 - and landmark designation, 531
 - and reduction of real estate tax advantages, 254-255
 - and REITs, 436
 - regulations concerning demolition costs, 512
 - Revenue Procedure 72-13, 254
 - Revenue Ruling 68-643, 255
- INVERSE CONDEMNATION**
 - and planning, 312, 316-317
 - possible qualification of rezoning effects as, 87
- INVESTMENT (also see REAL ESTATE INVESTMENT)**
 - basis for, 25-29
 - "Economics of the Housing Investment Decision," 358-371
 - in REITs, 437-440
 - problems with conventional accounting, 551-552
- INVESTMENT ANALYSIS**
 - "Investment Mechanics v. Investment Analysis," 62-65
 - need for market study in, 64-65
 - of air rights, 264-265
 - of condominiums v. rental units, 358-371
- INVESTMENT DECISIONS**
 - and economic life of investment, 601
 - and size adjustment of large parcels, 506-507
 - based on more than cash flow, 600-601
 - concerned with income-producing properties, 551-552, 560
 - for tax-shelter benefits, 600-601
- INVESTMENT MECHANICS**
 - described, 63
 - "Investment Mechanics v. Investment Analysis," 62-65
 - limitations of, 62-64
- INVESTMENT VALUE**
 - of historic properties, 202
- INVESTOR**
 - in REITs, 437-440
- INVESTOR'S METHOD**
 - of mortgage-equity analysis, 190, 198
- INWOOD CALCULATIONS**
 - used in deriving internal rate of return, 17
- ITOH, HIROSHI**
 - "Guidepost System of Urban Land Price and Appraising of Real Estate in Japan," 78-85
- JOHNSON, WALLACE H.**
 - "Trends Affecting Land Utilization," 325-332
- JUST COMPENSATION (see COMPENSATION)**
- KAFES, JAMES C., MAI**
 - Book Review: *Valuation for Real Estate Decisions*, 148-151
- KAISER COMMITTEE**
 - on housing situation, 251
 - on partial shift in planned unit development costs from development to construction stage, 385
- KALTENBACH, HENRY J.**
 - "The Legal Angle," 139-147, 310-317, 457-466, 608-617
- KANNER, GIDEON**
 - recipient of 1973 Charles B. Shattuck Memorial Award, 187
- KOREA APPRAISAL BOARD**
 - "Appraisal Systems in Korea and Functions and Role of the Korea Appraisal Board," 210-220
 - functions of, 213-217
 - history of, 212-213
 - Land Valuer System, 213-214
 - organization of, 215-219
 - role of, 218-220
- KUEHNLE, WALTER R., MAI**
 - "International Views on Appraisal of a Multi-Family Apartment Complex," 66-77

LAND

future need for, 605
savings and efficiency of planned unit development, 387-389

LAND CONTRIBUTION DEVELOPMENT ACT (AUSTRALIA)

effect on land values, 344-345

LAND DEVELOPMENT

planned unit development as a means of residential, 372

LAND MARKET COMPARISON TECHNIQUES (see MARKET DATA APPROACH TO VALUATION)

LANDMARK PROPERTIES

advantages and disadvantages of designation as, 527, 530-531
compensation for designation as, 527-528, 530-531
cost of preservation restrictions on, 402-420
tax assessments often lowered on, 529, 531

LAND RESIDUAL TECHNIQUE

used in valuation of air rights, 263-265

LAND USE (also see LAND-USE PLANNING)

and historic preservation, 90-102
and "no-growth" measures, 171, 173
and ownership philosophy changing, 171-172
and the development industry, 167-169
and the EPA, 169-170
and the history of property rights and restrictions, 165-166
as a cause of pollution, 167
as affected by environmental groups, 168-173
compatibility as a factor in aviation easement appraisals, 443-444, 446-447
condemnation valuation testimony may include data on change in, 612
control through planned unit development, 372-390
decisions and the property owner, 596-597, 599
employed by municipalities through zoning, 453-456

future shift in patterns of, 605-607
"Land Use: The Second Battle of Gettysburg," 90-102

"Land Use Under Current Restraints," 165-174
studies on historic properties, 202-209
"Trends Affecting Land Utilization," 325-332
variables in rural appraising, 103-113

LAND-USE PLANNING (also see LAND USE)

and zoning ordinances, 419, 599
need for utilization of, 325-332
participation of public in, 305-306
Rockefeller Center as an example of urban, 495
through development rights transfers, 526-537

LAND VALUE

affected by oversupply, 515-516
affected by rents, 501-502
and demand for new construction, 414
and location, 420, 495, 504, 517
as one element of property value in regression analysis, 565-571
changed by proposed taking, 613-614
determination in high-density urban areas, 494-517
determined by vacant land subdivision technique, 513-516
determined through use of rent level trends, 501-503

effect of demolition and possession costs on, 511-513, 515-516
effect of size on, 504-507, 516-517
increased by development rights transfer, 403
increase under recent Sydney (Australia) zoning, 337
plottage and, 495, 507-508
related to both economic and permitted uses, 178-179
sense of perspective required to determine, 503-504
tied to land sales activity, 496-501

LEASE BUYOUTS

as a factor in adjusting comparables, 495, 511-513, 515-516

LEGAL ANGLE, THE, 139-147, 310-317, 457-466, 608-617

LEGAL INSTRUCTIONS

and divergencies in appraisal reports, 180-186
proper, 181-182
"Responsibilities of the Appraiser Accepting Legal Instructions," 180-186

LENDERS

affected by disintermediation of funds, 487
competition of REITs and other, 429-440

LETTERS TO THE EDITOR, 449-452, 579-588

LEVERAGE

key to REIT growth is increased, 433, 437-439
negative, 492
used against effects of inflation, 489, 492
used in lowering overall rate, 194-196
used to enhance depreciation deductions, 253
used to obtain greatest possible return on equity, 406

LIABILITY MANAGEMENT

and real estate investment trusts, 132, 432-434

LILLEY, ROBERT C.

"In Defense of Zoning," 596-599

LIMITATIONS ON ARTIFICIAL ACCOUNTING LAWS PROPOSALS, 255-260

LIMITED PARTNERSHIPS

and fractionalization of equity positions, 489
as a response to economic forces, 257, 489
tax status of, 253-254, 259

LOAN-TO-VALUE RATIO

and REITs, 440
decreasing in current inflationary period, 487, 489, 492
in determining overall rate, 190-192

LONG, GEORGE B., JR., MAI

"I'm Okay, You're Okay—Or Are We?" 391-401

LOT VALUE

used in determining value of land with a potential as a subdivision, 141-142

MACHINERY AND EQUIPMENT

considered as part of property taken, 146-147, 425, 614-616
considered personal property, 422-423, 425, 614, 616
in fixture law, 421-422, 614-616
"Real Estate and Machinery—The Market Value Problem," 421-428

MANAGEMENT

highest and best use of, 521-522

MANAGEMENT SURVEY

of mortgage applications as data for planned unit development study, 379-381

MANN, JACK K., MAI

President, 1974, American Institute of Real Estate Appraisers, 4-5

MARKET

a prime consideration in highest and best use determinations, 521-522
current inflation decreases paying ability of, 488, 491-493

for development rights, 529, 533, 536
only arbiter of plottage, 507
prices out of line with, 510

MARKETABILITY

of development rights, 403
of future construction above existing right of way, 263, 269
of historic properties, 200-209
of landmark properties, 413

MARKET ANALYSIS (see MARKET STUDY)

MARKET APPROACH TO VALUATION (also see COMPARABLE SALES and MARKET DATA APPROACH TO VALUATION)

for determining damages caused by open space designation, 531
international views on the, 69
of machinery, 424

MARKET COMPARISON APPROACH (see MARKET DATA APPROACH TO VALUATION)

MARKET DATA (also see MULTIPLE LISTING SERVICE)

provided by REITs, 439-440

MARKET DATA APPROACH TO VALUATION (also see COMPARABLE SALES and MARKET APPROACH TO VALUATION)

as applied to tobacco land appraisal, 127
of land in high-density urban areas, 494-517
problems associated with current inflation, 491
using regression analysis, 565-571
views of courts in favor of, 139-140

MARKET FACTORS

used to measure shifting in property tax, 116

MARKET STUDY

and historic zoning ordinances, 203-204
need in investment analysis for, 64-65
of proposed planned unit development, 375-383, 390

MARKET VALUE

and mortgage-equity analysis, 189, 199
and sale price of corporate stock, 237-239
as a basis for property taxation, 177
as a measure of compensation, 457, 461, 463, 548
as an illustration of sales price trends, 496-504
balance between appraised and, 423
data reflected in Multiple Listing Service data, 592-595
defined, 426-427, 547
does not compensate renter in property taking cases, 545
effects of downzoning on, 86-89, 177-178
estimate using regression analysis, 570, 576-578
in "quick taking" procedure, 546
of historic properties, 205-209
of landmark properties, 406

of machinery, 423

of tobacco land, 126-128

problems in defining, 600, 602

"Real Estate and Machinery—The Market Value Problem," 421-428

simple test for, 427

v. book value of corporations, 246-247

v. highest and best use, 520, 524

v. loan-to-value limitation in appraisals, 440

v. special benefits in condemnation cases, 611

MASS VALUATION

and regression analysis, 48

MAY, ARTHUR A., 1973 MEMORIAL AWARD

to Sidney Z. Searles, 187

MECHANIZATION

and contribution to market value of tobacco land, 126

MERCER, GEORGE L., MAI

Book Review: *Real Estate Investment Analysis and Valuation*, 318-319

MILLS, ARLEN C., MAI

Book Review: *Houses*, 467-469

MONETARY POLICY

inflation v. restrictive, 485-488, 493

MONTGOMERY, J. THOMAS, MAI

recipient of 1973 Robert H. Armstrong Award, 44-45

MORTGAGE

as an element in determining value of preservation restrictions, 410-411

as the unknown factor in determining after-tax occupancy costs, 365

MORTGAGE-EQUITY

analysis, 188-199

split rate to determine overall capitalization rate, 409

value estimate, 188-199

MORTGAGE-EQUITY ANALYSIS

and value of equity, 600-601

defined, 192

major contributors to, 601

"Valuation Theory and Mortgage-Equity Analysis," 188-199

MORTGAGE-EQUITY CAPITALIZATION METHOD

used in explaining real estate market's current feasibility crisis, 492

"Valuation Theory and Mortgage-Equity Analysis," 188-199

MORTGAGE FINANCING

effects on real estate valuation of, 189-199

MORTGAGE INTEREST RATE

in determining overall rate, 190-199

MORTGAGE TRUSTS (see REAL ESTATE INVESTMENT TRUSTS)

MULTIPLE DWELLING UNITS

decline in attractiveness of, 358-359, 364

"The Property Tax Burden: Single Family Homes v. Multiple Dwelling Units," 285-296

MULTIPLE LISTING SERVICE

data analysis using chi-square test, 595

"Representativeness of Multiple Listing Service Data: Some Evidence," 592-595

used as a source for property value studies, 117-118, 592-595

- MULTIPLE REGRESSION ANALYSIS** (see REGRESSION ANALYSIS)
- MUNICIPAL ACT, THE (ONTARIO)**
as a tool of citizen groups, 305
- MUNICIPAL COST REVENUE EVALUATIONS**
housing cost structures as a parameter in, 383
- MURRAY, T. V.**
"The Urban Process," 302-304
- NATIONAL ASSOCIATION OF REAL ESTATE INVESTMENT TRUSTS**, 430
- NATIONAL ASSOCIATION OF REALTORS®**
urged to support supervision and control of the development industry at the state level, 173
- NATIONAL COMMISSION ON URBAN PROBLEMS** (see DOUGLAS COMMISSION)
- NATIONAL CREDIT OFFICE**
and rates of REITs' commercial paper, 439
- NATIONAL ENVIRONMENTAL POLICY ACT 1969**, 99-101
- NATIONAL HOUSING POLICY** (also see HOUSING POLICY)
effects of proposed tax reforms on U.S., 251, 259-260
"Proposed Tax Reform—Inconsistent with National Housing Policy," 251-260
- NATIONAL LAND USE ACT**
anticipated, 166-167
- NATIONAL PARK SERVICE**
and Gettysburg dispute, 90-102
role in acquisition, restoration, and preservation of historic properties, 200
- NATIONAL REGISTER OF HISTORIC PLACES** (see DEPARTMENT OF THE INTERIOR)
- NATIONAL SAFETY COUNCIL**
statistics pertinent to aviation easement appraisal, 445
- NATIONAL TRUST (AUSTRALIA)**
and preservation of historic properties, 334-335
- NATIONAL TRUST FOR HISTORIC PRESERVATION**
role in acquisition, restoration, and preservation of historic properties, 200
- "NET FISCAL RESIDUE"**
as it affects the present value of an asset, 115-116
- "NET INCOME" APPROACH TO VALUATION**, 194-199
- "NET OPERATING INCOME" APPROACH TO VALUATION**, 194-199
- NEW MEXICO "GREEN BELT" LAW**
and classification of agricultural land for purposes of taxation, 307-308
- NEW TOWNS**
planned unit development as a means to efficiently develop, 372
proposed by New South Wales (Australia)
Department of Decentralisation and Development, 344
- "NO-GROWTH" CONCEPT**
as a land-use problem, 329-331
as it affects minorities and the poor, 173, 179, 329-330
court decisions concerning, 329-330, 598
effect on development industry of, 176
increasing popularity of, 171, 176, 329
v. zoning, 598
- NOISE**
as a factor in aviation easement appraisal, 443-446
damage and compensation, 134-138, 314-315, 444-445
insulation against aircraft, 445
pollution in Australia, 338-339
- NOTES AND COMMENTS**, 126-133, 297-306, 592-607
- OBSOLESCENCE** (also see FUNCTIONAL OBSOLESCENCE)
and profitability of landmark v. potential replacement, 404-405
as a factor in aviation easement appraisal, 444
as a factor in logical depreciation of long-lived buildings, 549-550, 564
- OCCUPANCY COSTS** (also see AFTER-TAX OCCUPANCY COSTS)
increasing in current inflationary period, 491
of planned unit development town house v. single-family home, 389-390
- ONTARIO MUNICIPAL BOARD ACT, THE**
as a tool of citizen groups, 305
- OPEN SPACE**
advantages and disadvantages of designation as, 527, 530-531
compensation for designation as, 527-528, 530-531
future increase in preservation of, 606
- OPERATING EXPENSES**
v. rent collections during current inflation, 488
- OTTAWA (ONTARIO) PLANNING BOARD**
presented with citizen-devised land-use plans, 306
- OVERALL CAPITALIZATION RATE**
future buyer uncertainty adds excess, 269
methods for determining, 189-199
used in determining value of preservation restrictions, 409
- OVERALL RATE**
market-derived, 237-241
methods for determining, 189-199
- PARTIAL TAKING**
and rent reduction for remainder, 612
compensation for landmark and open space designation comparable to that for, 527, 530
industrial property taking defined as, 425
valuation of part taken in case of, 458, 609-610
- PART TAKEN**
determining the fair value of, 140-141, 310, 458
- PART TAKEN AND DAMAGES PROCEDURE**
and taking of a scenic easement, 460
attitudes toward, 463-465
for determining value of development rights, 530
- PASCHALL, ROBERT H.**
"Stock Market Derivation of Discount Rates," 236-250
- PAYBACK PERIOD**
defined, 19
- PENNSYLVANIA ENVIRONMENTAL RIGHTS AMENDMENT 1971**, 94, 97, 102
- PERSONAL PROPERTY**
machinery as real v., 421-428, 614, 616
- PHYSICAL RESIDUAL CAPITALIZATION TECHNIQUES**
compared to mortgage-equity analysis, 198-199

PLANNED DEVELOPMENT

"contract zoning" as an alternative to, 453-456

PLANNED UNIT DEVELOPMENT

"Financial Aspects of Planned Unit Development," 372-390

v. single-family subdivision, 372-390

PLANNING

and development rights transfers, 526-537

and land-use control, 175-179

as inverse condemnation, 312-313, 316-317

Australian definition of, 333

aviation information and city, 446

effect of changing public attitudes on, 297-301, 302-304

environment, zoning, and, 596-599

in Sydney, Australia, 336-337

involvement of (Ontario) public in, 304-306

"no-growth" concept as an element of, 598

Ontario citizen-oriented legislation concerning, 305-306

"People Power in Planning," 304-306

public hearings on, 596

purpose of, 179

"Valuation for Development Purposes of City Properties in Australia as Influenced by Environment, Anti-pollution Laws, and Town Planning," 333-345

PLANNING ACT, THE (ONTARIO)

as a tool of citizen groups, 305

PLANNING BOARD

involvement in planned unit development, 372-390

PLATTING

compensation not dependent on, 460

PLATTNER, ROBERT H.

"What Fewer People Will Mean for Real Estate," 602-607

PLOTTAGE

and increased value of the remainder, 464

defined, 507-508

negative, 347, 507

POLICE POWER

and restriction of use of property, 314

and zoning, 87, 177-178

EPA plans as indirect federal use of, 327-328

exercised in development rights transfer program, 528, 534

regulation of property not compensable, 544

regulation of traffic and parking in Australia, 339

v. eminent domain, 544-545

POLLEY, JOSEPH H., MAI

"Changing Times for the Appraiser," 599-602

POPULATION

effects on real estate of future, 602-607

PREDICTION

"On the Selection of the Best Predictive Model in Multiple Regression Analysis," 572-578

v. theory testing and proper use of regression models, 574-575

PREPAID INTEREST DEDUCTION

as a tax advantage to real estate investors, 252

being limited by IRS, 255, 259

PRESENT VALUE

as an element of highest and best use, 519

of an asset as affected by property taxes and public expenditures, 115-116

of annuity used in computing internal rate of return, 555

of future cash flows used in computing internal rate of return, 553

theory effects yearly decline in occupancy costs for investor with a rate of return expectation higher than zero, 359-360

used to determine value of preservation restrictions, 406-407, 411

PRESENT VALUE ANALYSIS

incorporating risk factor into, 192-193

PRESENT WORTH

and value of reversion, 531

factors in commercial appraisals, 237, 248

of predicted profit from a planned unit development

v. single-family subdivision, 384-385

used in valuation of subsurface easements, 268-271

PRESERVATION RESTRICTIONS

"The Costs of Preservation: The Chicago Plan," 402-420

valuation of, 406-414

PRESIDENT'S ADVISORY COUNCIL ON HISTORIC PRESERVATION

and Gettysburg dispute, 99-102

PRESIDENT'S COMMITTEE ON URBAN HOUSING (see KAISER COMMITTEE)

PRIME RATE

and interest cost, 487

increase as it affects real estate investment and development, 485-487

REIT interest rates and, 437-438

"PRIVATE STREAM OF BENEFITS"

as it affects property value, 121, 124-125

PROBABILITY DISTRIBUTIONS

and risk profiles, 34-36

in risk simulation, 30-36

PROFESSIONALISM

"Toward Professionalism: Developing a Real Estate Discipline," 222-234

PROFESSIONAL RESPONSIBILITIES

correlating functions of appraiser and attorney in

the case of appraisal reports, 184

of an attorney in giving legal instructions to an appraiser, 181-182

of appraiser to client in determining highest and best use, 520-525

of lawyer in condemnation case, 546, 548

"Responsibilities of the Appraiser Accepting Legal Instructions," 180-186

PROFIT

available to developer of planned unit development, 373, 383-387

PROFITABILITY

of landmark v. potential replacement, 403-406

PRO-FORMA OPERATING STATEMENT

used in valuation of air rights, 264-265

used in valuation of preservation restrictions, 408-412

PROPERTY CLASSIFICATIONS

validity of tax assessments based on, 307-309

PROPERTY RIGHTS

changes in philosophy of, 171-172

erosion of, 175-179

history of, 165-166

PROPERTY TAX

- as an element in rent v. buy investment decisions, 360-371
- assessment and multiple regression analysis, 48-57
- assessment reduced by landmark or open space designation, 412, 529, 531
- based on highest and best use, 176-177
- capitalization, 115-116
- change in parcel value as affected by change in, 124-125
- computing equity of, 288-296
- "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," 114-125
- "The Property Tax Burden: Single-Family Homes v. Multiple Dwelling Units," 285-296
- to user of air space over state-owned property, 266

PROPERTY VALUATION (see REAL PROPERTY VALUATION)

PROPERTY VALUE

- use of regression analysis in estimating, 48-61

PUBLIC EDUCATION

- and the real estate industry, 222-234

PUBLIC LANDS

- and 1970 report of Public Land Law Review Commission, 326
- legal and policy problems associated with, 326

PUBLIC TRANSPORTATION

- Australian valuers assess influences of changing, 340-341

PUD (see PLANNED UNIT DEVELOPMENT)

RAMS, EDWIN M., MAI

- "Investment Mechanics v. Investment Analysis," 62-65

RATE OF RETURN

- expectation as an element in determining after-tax occupancy costs, 359-371
- to investors affected by proposed tax reforms, 256-258
- to investor in air space development, 264-265

REAL ESTATE

- current trends in development of residential, 488-493
- development in Korea of the notion of, 212-213
- effect of current U. S. economy on, 398-401
- future demand for, 606-607
- "Real Estate and Machinery—The Market Value Problem," 421-428
- "What Fewer People Will Mean for Real Estate," 602-607

REAL ESTATE ANALYST

- "Some Quick and Easy Statistical Procedures for the Real Estate Analyst," 273-284

REAL ESTATE DISCIPLINE

- education case study, 228-234
- "Toward Professionalism: Developing a Real Estate Discipline," 222-234

REAL ESTATE INDUSTRY

- developing professionalism in the, 222-234
- effects of proposed tax reforms on the, 251-260

REAL ESTATE INVESTMENT (also see INVESTMENT)

- and current inflation, 488-492
- effects of proposed tax reforms on, 251-260
- in landmark properties, 413

REAL ESTATE INVESTMENT TRUST ACT 1961, 430

REAL ESTATE INVESTMENT TRUSTS

- classification of types of, 129-130, 431-432, 434-435
- construction and development lending and, 431-432, 437-438
- criteria for, 129
- current status and future of, 429-440
- effects of proposed tax reforms on, 253-260
- history of, 129-130, 429-430
- hybrid-type, 436
- importance of asset and liability management to, 132, 432-434
- importance of underwriting to, 131
- loan origination capabilities of, 130-131, 432-433
- mortgage and equity, 432, 434-435, 437-438
- "Real Estate Investment Trusts—The New Billionaires," 129-133
- "REITs in Transition," 429-440
- relationship of MAI and, 133
- types of loans handled by, 132, 431-435

REAL ESTATE MARKET

- REITs' service to the, 437-439

REAL ESTATE PROFESSION

- education, licensing, and the, 222-234
- generalization in the, 226-228
- specialization in the, 226

REAL ESTATE SECURITIES INDUSTRY

- affected by recent and proposed tax legislation, 256-257

REAL ESTATE TAX (see PROPERTY TAX)

REAL ESTATE VALUATION (also see REAL PROPERTY VALUATION)

- possible presence of debt effects in, 188-199

REAL PROPERTY

- "A Comparison of Linear and Nonlinear Models of Residential Real Property Value," 565-571
- air rights as fractional interest in, 261
- defined, 421, 426
- development rights considered, 529
- importance to national economy of accurate appraisals of, 212
- question of fixture additions to, 422-428, 614-616
- REIT investment in, 431

REAL PROPERTY VALUATION (also see REAL ESTATE VALUATION)

- and debt/equity ratio, 248
- and use of market-derived discount rates, 240-241
- application of multiple regression techniques in, 48-61

REGRESSION ANALYSIS

- "A Comparison of Linear and Nonlinear Models of Residential Real Property Value," 565-571
- and cost approach values, 52-53
- and the *t* ratio, 568-569, 572, 575
- applied to real property valuation, 47-61, 565-571
- coefficients of, 49-58, 106-108, 125, 568-578
- collinearity problems in, 570-571, 575, 578
- computer use in, 48-61, 570, 576-577
- degrees of freedom in, 570, 573-574
- establishing an equation for, 48-61, 568-578
- for adjusting comparable sales, 57-61, 565-571
- for appraising rural property, 103-113

- for determining effects of property taxes and public expenditures on property values, 117-119, 124-125
- for determining functional obsolescence, 53, 60-61
- for property tax assessment, 48-57
- "goodness of fit" in, 572-578
- importance of nonlinear interaction term in, 566
- importance of relevant variables in, 565-578
- linear v. nonlinear models, 565-571
- "New Dimensions in Appraisal Technology," 47-61
- not always practical, 517
- of single-family property, 49-54, 565-571
- of two-family dwellings, 54-57
- "On the Selection of the Best Predictive Model in Multiple Regression Analysis," 572-578
- residual variance in, 573-576
- standard error of estimate in, 568-569, 571, 574-578
- stepwise program for, 48-61, 568-570, 575-578
- using adjusted coefficients in, 572-578
- variable specification errors in, 54
- REGRESSION EQUATION**
 - for comparable sales analysis of residential real property, 567-571
 - for estimating effect on parcel value occasioned by property taxes and public expenditures, 124-125
 - "On the Selection of the Best Predictive Model in Multiple Regression Analysis," 572-578
 - used to determine acreage adjustment factors in comparable sales analysis, 351-357
- REHABILITATION**
 - feasibility studies for historic properties, 202-209
 - government-sponsored, 204-205
 - individual efforts toward, 205-206
- REITS (see REAL ESTATE INVESTMENT TRUSTS)**
- REMAINDER**
 - effect of highway taking on value of, 313
 - effect of taking on value of the, 463-465, 609-611
 - effect of transmission line easements on, 271-272, 314
- RENTAL PROPERTIES**
 - investment in condominiums v. in, 358-371
- RENT CONTROL**
 - international views on, 74-76
- RENTS**
 - eminent domain valuation using capitalization of, 608-609
 - partial taking may cause reduction in, 612
 - too high for market during current inflation, 491
 - used in lieu of sales data, 501-503
- REPLACEMENT COST APPROACH TO VALUATION**
 - international views on the, 72-76
 - of machinery, 424
- REPRODUCTION COST LESS DEPRECIATION APPROACH TO VALUATION**
 - (also see **COST APPROACH TO VALUATION** and **COST LESS DEPRECIATION**)
 - in eminent domain proceedings, 139-140, 458-459, 609
 - of machinery, 424
 - used to determine compensation for taking of a specialty, 548
 - views of courts on, 139-140
- RESIDENTIAL PROPERTY**
 - "A Comparison of Linear and Nonlinear Models of Residential Real Property Value," 565-571
 - appraisal of, 600
 - Multiple Listing Service data applied to owner-occupied, 592-595
 - "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," 114-125
- RESIDUAL TECHNIQUES**
 - used in valuation of air rights, 263-265
- REVERSION**
 - affected by landmark or open space designation, 531
 - calculation of value of, 530-531
 - valuation of preservation restriction and present value of, 406-407, 411
- REZONING**
 - and its effect on market value, 86-89, 169, 178-179
 - opposed by environmental groups, 168
 - probability not admissible evidence in court, 612
 - special benefits and probability of, 466
 - with conditional zoning amendments contested in court, 453-456
- RHODES, RICHARD M., MAI**
 - "Air Rights, Subsurface Easements, and Other Fractional Interests," 261-272
- RIGHT OF WAY**
 - and compensation, 313, 315-316, 462-463
 - valuation of air rights above and below a, 261-271
- RISK**
 - as a factor in mortgage-equity analysis, 192-199
 - business, 193-199
 - financial, 193-199
- RISK-ADJUSTED DISCOUNT RATE APPROACH**
 - to handling risk in a present value formula, 192-193
- RISK FACTORS**
 - and REITs, 434-437
 - incorporated into present value analysis, 192-199
 - in feasibility analysis, 12
- RISK-RETURN TRADEOFF**
 - in mortgage-equity analysis, 194-199
- RISK SIMULATION (also see GAME THEORY)**
 - Monte Carlo, 9, 32-37
 - use of computer in, 30, 34-37
- ROE, CHARLES E.**
 - "Land Use: The Second Battle of Gettysburg," 90-102
- ROULAC, STEPHEN E.**
 - "Economics of the Housing Investment Decision," 358-371
 - "Proposed Tax Reform—Inconsistent with National Housing Policy," 251-260
- RURAL APPRAISING**
 - "An Evaluation of a Statistical Method of Appraising Rural Property," 103-113
 - "Tobacco Land," 126-128
- SABELLA, EDWARD M.**
 - "Representativeness of Multiple Listing Service Data: Some Evidence," 592-595
 - "The Effects of Property Taxes and Local Public Expenditures on the Sales Prices of Residential Dwellings," 114-125
- SALES**
 - activity used to estimate sales price trends, 500

SALES ANALYSIS

as data for planned unit development study,
377-379

SALES COMPARISON APPROACH TO VALUATION

(see COMPARABLE SALES, MARKET
APPROACH TO VALUATION, and
MARKET DATA APPROACH TO
VALUATION)

SALES PRICE

of suburban acreage adjusted for parcel size,
346-357

"The Effect of Property Taxes and Local Public
Expenditures on the Sales Prices of Residential
Dwellings," 114-125

SCHOOL

compensated for consequential damages due to
increased noise, 135-136

SEARLES, SIDNEY Z.

"Eminent Domain: A Kaleidoscopic View," 538-548
recipient of 1973 Arthur A. May Memorial
Award, 187

SECURITIES AND EXCHANGE COMMISSION

and tax shelter offerings, 257

SECURITIES MARKET DATA

reliability of, 237-239

"Stock Market Derivation of Discount Rates,"
236-250

SEVERANCE DAMAGES

to the remainder, 465-466

SHATTUCK, CHARLES B., 1973 MEMORIAL AWARD

to Gideon Kanner, 187

SHLAES, JARED B.

"The Economics of Development Rights Transfers,"
526-537

SIMON, SEYMOUR, MAI

"Responsibilities of the Appraiser Accepting
Legal Instructions," 180-186

SINGLE-FAMILY HOMES

Multiple Listing Service data as reflection of the
market for, 592-595

"The Property Tax Burden: Single-Family Homes v.
Multiple Dwelling Units," 285-296

SINKING FUND FACTOR

in physical residual capitalization techniques, 198

SMITH, DON L.

"Real Estate Investment Trusts—The New
Billionaires," 129-133

SMITH, THEODORE REYNOLDS

"Adjusting Land Comparables for Size Variation:
Another EDUCARE Application," 346-357

"New Dimensions in Appraisal Technology," 47-61

SOCIAL CHARACTERISTICS

in planned unit development study, 375-383

SOUND VALUE APPROACH (see REPRODUCTION COST LESS DEPRECIATION APPROACH TO VALUATION)

SPECIAL ASSESSMENTS

used in measuring public expenditure benefits,
123-124

SPECIAL BENEFITS

and partial takings, 611

and the before and after rule, 465-466

in determining value of development rights, 530

SPECULATION IN LAND

as it explains rural land prices, 104, 112

SPECULATIVE PREMIUMS

and rezoning potential, 87-89

STANDARD METROPOLITAN STATISTICAL AREAS

as a basis for "draw" of proposed planned unit
development, 376-377

STATE PLANNING AUTHORITY (NEW SOUTH WALES, AUSTRALIA)

and preservation of historic properties, 334-335

STATE POLLUTION CONTROL COMMISSION ACT 1970 (NEW SOUTH WALES, AUSTRALIA)

and its effect on environment and development, 335

STATISTICAL ANALYSIS

and validity of using *t* distribution, 274

"Some Quick and Easy Statistical Procedures for
the Real Estate Analyst," 273-284

to determine presence and strength of correlation
between value-related characteristics, 278-283

to determine relationship of comparable values in
different populations, 277-278

to estimate median in a sample of ranked values,
274-277

using chi-square test of association, 278-281

using coefficient of rank correlation, 281-283

using distribution-free or nonparametric statistics,
273-284

using General Electric package of computer
programs, 346-357

using interval estimate of medians, 274-277

using Tukey's quick test, 277-278

STATISTICS

"An Evaluation of a Statistical Method of
Appraising Rural Property," 103-113

texts as a guide to regression analysis, 572

used to measure equity of tax burden between two
classes of property, 288-296

STOCK-AND-DEBT ANALYSIS

"Stock Market Derivation of Discount Rates,"
236-250

STRAIGHT LINE DEPRECIATION METHOD

compared to annuity method, 549-564

used in determining tax-deductible depreciation,
252-253

STRUNG, JOHN

Letter to the Editor in re: Theodore Reynolds
Smith, "Adjusting Land Comparables for Size
Variation: Another EDUCARE Application,"
July, 1974, 583-585

SUBDIVISION

current attitudes on planning of a, 303

ordinance effects found compensable, 544-545

planned unit development v., 383-390

technique used to value land included in an
assemblage, 513-516

valuation of land in court testimony, 311

valuation of land with potential as a, 141-142

SUBSURFACE EASEMENTS

"Air Rights, Subsurface Easements, and Other
Fractional Interests," 261-272

valuation of, 267-271

SUMKA, HOWARD J.

Letter to the Editor in re: Edward M. Sabella,
"The Effects of Property Taxes and Local
Public Expenditures on the Sales Prices of
Residential Dwellings," January, 1974, 579-583

**SUM OF THE YEARS' DIGITS DEPRECIATION
METHOD**

used in determining tax-deductible depreciation,
252

SYNDICATIONS (see LIMITED PARTNERSHIPS)

TANUCCI, KATHERINE BRYAN

"Highest and Best Use," 518-525

TAX

advantages in real estate, 252-260, 360-367,
600-602
assessments based on property classifications,
307-309
benefits due to demolition and possession costs,
512-513
benefits to condominium purchasers, 489
power used in development rights transfer
program, 528
programs to fight inflation, 488, 493
purposes of annuity depreciation method, 552, 564
revenues and "no-growth" policies, 598

TAX BURDEN

computing equity of, 285-296
of real estate investors, 259
question of proper allocation of, 307-309

TAX IMPACT

on property values, 117

TAX LAWS

"Proposed Tax Reform—Inconsistent with National
Housing Policy," 251-260

TAX REFORM ACT 1969

enhances investment in residential property,
251-253

TAX REFORMS

arguments against specific, 255-260
justification for, 259
may affect attractiveness of ownership of multi-
family residential dwellings, 358, 364
"Proposed Tax Reform—Inconsistent with National
Housing Policy," 251-260

TAX SHELTER

and limited partnerships, 253-254, 489
annuity depreciation method not practical as a, 552
as a benefit of ownership, 43, 364
building ownership as a, 25
concept illustrated, 28
effects of investment in income-producing property,
600-602
proposed limitations of, 255-257

TAX STATUS

of limited partnership, 253-254

TDR (see DEVELOPMENT RIGHTS TRANSFERS)

TECHNOLOGY

current attitudes concerning effect on environment
of, 303

TEMPLE, ROY L.

Letter to the Editor in re: Robert E. Brewer,
"REITs in Transition," July, 1974, 588

TENANTS

impact of proposed tax reforms on, 260

TENURE

importance to planned unit development market
study of previous form of, 377-383

THEISS, WILLIAM R.

"The Appraisal Docket," 134-138, 307-309,
453-456

THOMAS, H. O.

"Valuation for Development Purposes of City
Properties in Australia as Influenced by
Environment, Anti-pollution Laws, and Town
Planning," 333-345

THORNE, OAKLEIGH J., MAI

"Real Estate Financial Analysis—The State of the
Art," 7-37

TIMBER

land and products as they contribute to the market
value of tobacco land, 126-127

TOBACCO LAND

appraising of, 126-128

TOWN HOUSE

as a basic unit of planned unit development,
377-379, 389-390
as a natural "next step" form of tenure, 377

**TRANSPORTATION (also see PUBLIC
TRANSPORTATION)**

avagation noise buffer provided by ground, 446-447

TRIPPI, ROBERT R.

"A Comparison of Linear and Nonlinear Models of
Residential Real Property Value," 565-571

"UNEARNED INCREMENT"

may be transferred to government in future, 172

**UNIFORM RELOCATION ASSISTANCE AND REAL
PROPERTY ACQUISITION POLICIES ACT**

1970, 422, 425, 428, 546

URBAN BLIGHT

caused by poor development, 178

URBAN DEVELOPMENT (see URBAN GROWTH)

URBAN GROWTH

and increase in condemnation, 540
"Changing Attitudes Toward Urban Growth,"
297-301

effect of changing public attitudes on, 297-306

necessitates assemblage, 495

"The Urban Process," 302-304

URBAN RENEWAL

and condemnation, 610, 612
and condemnation blight, 461
and fixture valuation, 422-423
prediction of continuing, 606
takings for aesthetic purposes, 541-542

URBAN SPRAWL

public attitudes may affect, 342

**UTILITY FUNCTIONS (see PROBABILITY
DISTRIBUTIONS)**

VACANCIES

and profitability of landmark v. potential
replacement, 404-405

**VALUATION (also see specific approaches to
valuation)**

of avagation easements, 441-447

- of development rights comparable to that of partial taking, 527, 530
- of dissimilar portions of one tract, 310, 609-610
- of fixtures, 421-428
- of historically and architecturally significant properties, 206
- of income property includes human element, 602
- of land in high-density urban areas, 494-517
- of preservation restrictions, 406-414
- of property for rating and taxing in Australia, 344
- of stock and debt to derive corporate value, 236-250
- problems posed by historic properties, 200-209
- rules and compensation, 457-458
- "Valuation for Development Purposes of City Properties in Australia as Influenced by Environment, Anti-pollution Laws, and Town Planning," 333-345
- "Valuing Historically Significant Properties," 200-209

VALUATION THEORY

- used in appraising subsurface easements, 268-271
- "Valuation Theory and Mortgage-Equity Analysis," 188-199

VALUE (also see specific categories)

- "All Rights to Future Benefits," 38-43
- and highest and best use, 520-522
- appraisal as an opinion of, 518-519
- changes and development rights, 536
- contribution of land and improvements to real property, 565-571
- contributive and whole property, 425-428
- defined, 38
- enhancement or depression due to proposed taking, 613-614
- human element in property, 600, 602
- impact of current inflation on, 491
- in use, 426
- linear and nonlinear models of, 565-571
- of equity, 600-601
- of leasehold interests, 610, 615
- of money in time considered by annuity depreciation method, 553
- of variables in regression analysis, 566-571

WAGE AND PRICE CONTROLS

- as they affect inflation and the real estate industry, 486-487

WASSMENDORF, BART M.

- "Changing Attitudes Toward Urban Growth," 297-301

WASTE DISPOSAL ACT 1970 (NEW SOUTH WALES, AUSTRALIA)

- and its effect on environment and development, 335

WEST, GEORGE M., MAI

- "Tobacco Land," 126-128

WHITE, JOHN ROBERT, MAI, and BARTH, R. GARY

- "Land Market Comparison Techniques in High-Density Urban Areas," 494-517

WHITE, R. DEAN, and FREDMAN, ALBERT J.

- "A Logical Method of Depreciating Buildings," 549-564

WISE, JAMES O., and DOVER, H. JACKSON

- "An Evaluation of a Statistical Method of Appraising Rural Property," 103-113

WORKING CAPITAL

- as an element of commercial property appraisal, 248-250

YIELDS

- inflation and equity v. debt, 492

YOO, KIL SANG

- "Appraisal Systems in Korea and Functions and Role of the Korea Appraisal Board," 210-220

ZONING

- amendments, 453-454
- and aviation easement appraisals, 442
- and development rights transfers, 526-530, 532-537
- and market value, 86-89
- and planning in Australia, 336-337
- and the cost of preservation restrictions, 415-418
- and the history of property rights and restrictions, 165-166
- as affected by environmental groups, 168-173
- as a police power, 86-89
- as it affects the use of historic properties and sites, 203-209, 338
- as land-use control, 330, 453-456
- bonuses, 417
- by contract contested in court, 453-456
- change probability not admissible evidence in court, 612
- considerations in determining highest and best use, 519-521
- definition of envelope, 415
- definition of floor area ratio, 415-416
- definition of tower coverage, 415
- EPA plans as indirect federal use of, 327-328
- function of, 176-177
- "In Defense of Zoning," 596-599
- land-use control and local, 327
- limitations and fractional interests, 261-263, 268
- loss of confidence in, 597
- participation of public in, 305-306
- takes on new dimensions, 177-179
- techniques described, 415-417
- v. environmental concerns, 596-599
- v. "no-growth" policy, 598
- "Zoning or Condemnation," 175-179

ZONING ORDINANCES

- and land-use decisions, 419
- constituting takings of property, 313
- effects on landmark properties of Chicago, 416-419
- historic, 203-209
- not the sole guideline for appraisers, 88-89
- purpose of, 598
- v. planned developments as land-use controls, 453-456

